

KAREN ERICKSON
Karen Erickson, Clerk
St. Louis County Board of Commissioners

TOWN OF PIKE

LAND USE PLAN

AUGUST 1981

STATEMENT OF GOALS

- Goal 1: Existing residential development areas should be protected from land development that will alter the area's rural character, substantially reduce property values, or adversely affect the environmental quality presently enjoyed by area residents;
- Goal 2: New residential, commercial and industrial development should be in areas with adequate public facilities and services, adequate soil and topographical conditions and away from conflicting uses.
- Goal 3: Land use development should be guided in a manner that will maximize energy conservation.
- Goal 4: The continuation of the taconite industry should be guided toward protecting private property rights and the public's health, safety, and general welfare.
- Goal 5: The water resources of the area should be protected from development that will result in overuse and degradation of the resource.
- Goal 6: Lands suitable for forest crop production, including firewood cutting, are becoming increasingly valuable, and development of the forestry industry should be encouraged.
- Goal 7: Maintenance of existing agricultural activities and lands should be encouraged for the benefit of area residents.
- Goal 8: Commercial development should occur in a manner that would provide increased convenience to the general public while having only a limited impact on nearby dissimilar uses and public facilities.
- Goal 9: Industrial development should be in areas that have adequate support facilities and with provisions that will protect adjacent uses.
- Goal 10: Recreation facilities should be developed that meet the needs of local residents;

whenever possible, recreation facilities intended for use by tourists should be developed by private enterprise.

- Goal 11: Citizen participation in the land use planning effort and review of applications is encouraged and should be expanded, particularly through the increased involvement of town government.

STATEMENT OF POLICIES

- Policy 1: Higher density development (lots 4.5 acres or less) should be located near existing development of that density provided public facilities, particularly roads, are adequate to handle such development and such development is not in conflict with any other adopted land use policies.
- Policy 2: Land development should be designed in a manner that takes into consideration the following concerns: flooding potential, drainage-ways, adverse soil or rock formations, wetlands, erosion potential, slopes, adequacy of water supply, and sewage disposal capabilities. Development which conflicts with such concern should either not be approved or designed to minimize such impact.
- Policy 3: Development should be guided in a manner which will preserve open space, reduce road mileage, avoid environmentally sensitive areas and maximize energy conservation.
- Policy 4: Mining companies, using their own land, will provide buffering from residential areas. The County will examine the State's reclamation regulations as to buffering and, when not adequate, implement more restrictive buffering standards.
- Policy 5: Residential development in shoreland areas but not with lake frontage should be guided by the same land use density requirements that control adjacent lands outside the shoreland area.
- Policy 6: Public forest lands should be protected and managed as a renewable natural resource, a recreation resource and a potential industry contributing to the welfare of the area. The development of forest management plans by Federal, County, and State governments and forest land owners is encouraged.
- Policy 7: Industrial development should occur either in industrial parks or in areas which have

adequate support facilities but where the industrial activity will not hinder development of the area's dominant use.

Policy 8: All commercial, industrial, public, semi-public and residential development should have access to roads capable of handling anticipated traffic.

Policy 9: The grouping of commercial activities is encouraged. Site design shall provide for the continued flow of traffic and limit impact upon nearby dissimilar uses and activities.

Policy 10: Neighborhood commercial activities are encouraged when such uses provide increased convenience to area residents and the use can be designed to limit conflict with nearby uses.

Policy 11: Existing agricultural lands with relatively high soil productivity should be preserved. For example, measures should be taken to preserve such tracts for agricultural use including limiting small lot residential development.

Policy 12: Public recreation facilities intended to serve more than local needs should not be concentrated in a manner that will create hardship upon area residents.

Policy 13: The Federal, State, County and Town governments should prepare recreation plans that take into account needs of the local residents and other concerns including:

Compatibility with surrounding land uses and planning policies

Project characteristics: types of recreational uses to be offered, design and layout of the facilities, carrying capacity of the resource, aesthetics, safety and costs.

Serving the special needs (handicapped, elderly, etc.)

Environmental limitations

Accessibility

Local fiscal capabilities

Policy 14: Township planning committees are encouraged to assist in the review of plans and applications.

Policy 15: There shall be one resident from each Township appointed by the Town Board as an

ex-officio member of the County Planning Commission.

Policy 16: Townships shall be promptly notified of all plan amendments, zone changes, conditional use and variance applications.

LAND USE CONCEPTS

The goals and policies statement provides general guidelines for plan development; the concepts identify more specific criteria for land development. The concepts are based, in part, on the goals and policies, which should be consulted when the concepts are not fully explanatory. The following concepts will guide development in the Town of Pike.

Forestry

The forestry concept has many purposes; land falls within this category for many reasons, including suitability for forest management and forest product processing or remoteness where development would require expensive public services and facilities. The land may be environmentally unsuited for intense development. Lands within this category will likely be zoned to the largest lot size requirement available. Rezoning from the zone district implementing this concept may take place without a plan amendment only if it is a zone change to the next less restrictive zone district according to lot area requirements or if the rezoning is to a more restrictive lot size standard. In an effort to preserve management options on tax forfeited land and to prevent unwise capital investments in the development of that land, it is essential that this concept, and related ones, be reviewed with resource management plans developed by the Land and Timber Department.

Forest Transition

Lands within this category tend to be less isolated than land found in the forestry concept but many of the needs stated for the requirements in the forestry concept still exist; therefore, a need exists for rather stringent lot area requirements. Additionally, this concept allows for a buffer between the higher density development and the forestry areas which in many instances require large area for efficient operations. Lands within this category may be rezoned to the next higher or lower lot area requirements without requiring a plan amendment.

Rural Estate

This concept recognizes the fact that many people have moved into the country and purchased larger tracts of land for a variety of purposes. The concept is often applied to areas where farming activity is underway or where land is suitable for agricultural purposes. Land may be placed in this category to avoid the public costs associated with urban sprawl. The concept can serve as a buffer between highly developed residential areas and other uses. Rezoning from this implemented concept will require a plan amendment unless the rezoning is to a more restrictive lot size requirement.

Rural Residential

This concept recognizes that many people desire to live in a rural setting generally free from the problems associated with higher density development, but where there is no need to purchase larger tracts of land for their needs. This concept will permit residential development on 4.5 acres provided adequate public services and facilities are available to serve the development. This concept may also be applied to areas where soil conditions are not conducive to higher density development or where there is a need to provide transition areas between potentially conflicting land uses.

Waterfront

This concept provides for compliance with the State's shoreland management program, and shall include all land 300 feet either side of a stream that drains more than two square miles and around area lakes. The distance which this concept extends from the shores of lakes depends upon enforcing the intent of the shoreland management program and the intent of this planning process. Any zone change from the implementing zone district shall require a plan amendment.

Rural Commercial

Rural commercial development will be allowable in the residential, forestry, and waterfront concept areas upon review and mitigation of any adverse impact on adjoining and nearby properties. This concept recognizes the need for a variety of commercial activities that fit well with surrounding dominant uses. The range of operations includes home occupation, neighborhood, highway, and waterfront commercial operations, home business, and rural industry. For the purposes of this plan and subsequent implementation tools, a home business is a commercial retail and/or service operation located on the proprietor's residential property which may employ non-family workers and which serves a market which extends beyond the rural community. A home occupation is similar to the home business except that it is housed in the residence or accessory buildings and does not employ non-family workers. Neighborhood commercial uses provide neighborhood level convenience services to somewhat densely settled communities; highway commercial uses provide essential services to the highway travelling public; waterfront commercial uses service recreational water activities or depend upon waterfront locations. A rural industry is a small industrial use in a low density area where potential

problems can be mitigated.

Commercial

This concept is intended to set aside land for commercial purposes when the proposed or existing uses do not fit within the highway, neighborhood, waterfront, home business or occupation commercial categories. A plan amendment is required for any proposals falling under this concept.

MAP

T60 R16
TOWN OF PIKE

SEE ORIGINAL DOCUMENT

EFFECTUATION

- Section 1 - This Ordinance shall take effect and be in full force on the 14th day of September, 1981, upon its adoption by the St. Louis County, Minnesota, Board of Commissioners.
- Section 2 - Public hearings held by the St. Louis County Planning Commission on July 9, 1981.
- Section 3 - Recommended by the Planning Commission to the County Board for adoption on July 9, 1981.
- Section 4 - Commissioner Hall moved the adoption of this Ordinance and Commissioner Anzelc duly seconded the motion and it was adopted on the following vote:

Yeas: Commissioners Doty, Dodge, Kron, Hall, Shannon, Anzelc, and
Chairman Hoff - 7

Nays: None

Absent: None

Abstain: None

This Ordinance was declared adopted by the St. Louis County Board of Commissioners on the 14th day of September, 1981.

EDWIN H. HOFF
Edwin H. Hoff, Chairman

St. Louis County Board of Commissioners

Certified as a complete and accurate copy of Ordinance No.
27, Article II, Section 8

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:
RAYMOND C CARLSON
Raymond C. Carlson, Deputy Auditor
Clerk of the County Board